



THE CITY OF SAN DIEGO

**Planning Commission Agenda**  
**April 29, 2021 at 9:00 A.M.**  
**Virtual Meeting**

---

**PLANNING COMMISSIONERS**

- William Hofman – Chairman
- James Whalen – Vice-Chairman
- Douglas Austin
- Dennis Otsuji
- Ken Malbrough
- Matthew Boomhower
- Kelly Moden

Until further notice, Planning Commission meetings will be conducted pursuant to the provisions of [California Executive Order 29-20](#), which suspends certain requirements of the Ralph M. Brown Act.

During the current State of Emergency and in the interest of public health and safety, most – and possibly all – of the Planning Commissioners will be participating in Planning Commission meetings by teleconference. In accordance with the Executive Order, there will be no members of the public participating in person at the Planning Commission Meetings.

The City is providing alternatives to in-person attendance for viewing and participating in the meetings. Instead of in-person attendance, members of the public may participate and provide comment via telephone, using the Planning Commission [webform](#), email submission or via U.S. Mail of written materials, as follows:

**JOINING THE WEBINAR AND OFFERING PHONE-IN TESTIMONY:**

Starting February 11, 2021, the Planning Commission meetings will be held virtually using the Zoom Webinar platform. Members of the public can offer public comment on agenda items or during Non-Agenda Public Comment by accessing the meeting online using a desktop computer, laptop, tablet, or Smartphone, or by calling into the meeting using a Smartphone, cellular phone, or land line.

**THE LINK TO JOIN THE WEBINAR BY COMPUTER, TABLET, OR SMARTPHONE IS:**

<https://sandiego.zoomgov.com/j/1600644230>

**TO JOIN BY USING IPHONE ONE-TAP:**

US: 1-669-254-5252 or 1-646-828-7666 or 1-669-216-1590 or 1-646-828-7666

**TO JOIN BY TELEPHONE:**

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864

When prompted, input **Webinar ID: 160 064 4230**

**HOW TO SPEAK TO A PARTICULAR ITEM OR DURING NON-AGENDA PUBLIC COMMENT:**

When the Chairman introduces the item you would like to comment on (or indicates it is time for Non-Agenda Public Comment), raise your hand by either tapping the “Raise Your Hand” button on your computer, tablet, or Smartphone, or by dialing \*9 on your phone. You will be taken in the order in which you raised your hand. You may only speak once on a particular item.

When the Chairman indicates it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial \*6 on your phone.

**WRITTEN COMMENT THROUGH WEBFORM:**

**Comment on Agenda Items** may be submitted (no later than 8 AM day of meeting in order to participate) using the [webform](#) indicating the agenda item number for which you wish to submit your comment. Comments received by the start of the meeting will be distributed to the Planning Commission. All webform comments are limited to 200 words. Comments received after the start of the meeting but before the item is called will be submitted into the written record for the relevant item. Please go to the Planning Commission website for further instructions.

**Non-Agenda Public Comment** may be submitted using the [webform](#), checking the appropriate box. Comments received by the start of the meeting will be distributed to the Planning Commission. All webform comments are limited to 200 words. Comments received after the start of the meeting but before Non-agenda comment is called will be submitted into the written record for the meeting.

**Written Materials.** If you wish to submit written materials for submission into the record or have an attachment to your comment, you may email it to [planningcommission@sandiego.gov](mailto:planningcommission@sandiego.gov) or submit via U.S. Mail to 1222 First Avenue, MS 501 San Diego, CA 92101. Materials submitted via e-mail will be distributed to the Planning Commission in accordance with the deadlines described above. Materials submitted via U.S. Mail will need to be received the business day prior for it to be distributed to the Planning Commission.

**WATCH THE MEETING**

The public may view the meetings at their scheduled time on [YouTube](#).

**GENERAL INFORMATION**

- **Requests For Accessibility Modifications Or Accommodations:** As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by calling 619-321-3208 or emailing [planningcommission@sandiego.gov](mailto:planningcommission@sandiego.gov) at least two business days before the meeting. The City is committed to resolving all accessibility requests swiftly.
- **Items Marked with Asterisks:** Those items with an asterisk (\*) will include consideration and adoption/approval of the appropriate environmental document. For additional information please see **California Environmental Quality Act (CEQA) Notices and Documents** at: <https://www.sandiego.gov/ceqa>.
- **Consent Agenda:** The Commission may take one vote to approve one or more items identified as being part of a Consent Agenda. If an item is approved in that manner, the action approved is as stated in Staff's recommendation, which is normally set forth in the agenda and the Report to Planning Commission, and which Staff may modify prior to the vote by informing the Commission verbally or in writing. The Consent Agenda may be voted on quickly, so if you wish to be heard, please submit your Request to Speak form 1 hour prior to the start of the meeting. Members of the Public should provide materials to the Planning

Commission via the Planning Commission Secretary so they are able to thoroughly review and consider materials prior to the day of the hearing by email to [planningcommission@sandiego.gov](mailto:planningcommission@sandiego.gov).

### **ANNOUNCEMENTS/PUBLIC COMMENT**

This portion of the agenda provides an opportunity for members of the public to address the Commission on items of interest within the jurisdiction of the Commission. Comments relating to items on today's docket are to be taken at the time the item is heard.

Comments may be submitted using the [webform](#), checking the appropriate box. Comments received by the start of the meeting will be distributed to the Planning Commission. All webform comments are limited to 200 words. Comments received after the start of the meeting but before Non-agenda comment is called will be submitted into the written record for the meeting. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by the Commission on any issue brought forth under "Announcements/Public Comment

### **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**

### **APPROVAL OF THE AGENDA**

### **DIRECTOR'S REPORT**

### **COMMISSION COMMENT**

### **DISCUSSION AGENDA**

#### **ITEM-1**      *Continued from, April 15, 2021*

#### **\*THE JUNIPERS- PROJECT NO. 586670**

City Council District: 5

Plan Area: Rancho Peñasquitos

Staff: Xavier Del Valle

Rescind CUP 98-0346, General Plan/Community Plan and Community Plan Implementation Overlay Zone amendments, Rezone, Planned Development Permit, Site Development Permit, Vesting Tentative Map with Easement Vacation, and approval of findings for an adjustment to the San Housing Commission housing ordinance to convert a 112.3-acre non-operational golf course into 13 lots for the construction of 536 residential dwelling units consisting of 455 for-sale attached and detached age-restricted (55+) residential units, 81 for-rent affordable units for low-income seniors (55+), a 2.87-acre public park and a 2.75-acre "social loop" trail located at 14455 Peñasquitos Drive in the RS-1-14 and CV-1-1 Zone, Airport Land Use Compatibility Overlay Zone and the Airport Influence Area (Review Area 2) for MCAS Miramar within the Rancho Peñasquitos Community Plan area. Environmental Impact Report (EIR) No. 586670/SCH No. 2018041032, has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project, which would reduce some of the potential impacts to below a level of significance. [Report No. PC-21-015 \(part 1\)](#), [PC-21-015 \(part 2\)](#), [PC-21-015 \(part 3\)](#).

**PROPOSED ACTION**

Process 5. Recommend to City Council to approve or deny the project.

**DEPARTMENT RECOMMENDATION**

Recommend to City Council to approve the project

**ITEM-2**

**PALM HOLLISTER APARTMENTS CPA INITIATION – PROJECT NO. 686487**

City Council District: 8

Plan Area: Otay Mesa-Nestor

Staff: Shannon Mulderig

The approximately 5.92-acre project site is located at 555 Hollister Street in the Otay Mesa- Nestor Community Plan area. The applicant is requesting initiation of an amendment to the Otay Mesa-Nestor Community Plan to change the land use designation of the site from Low Density Residential (5-10 du/acre), Mixed Use, and Open Space to Residential Medium Density (15-<30 du/acre).

[Report No PC-21-020.](#)

**PROPOSED ACTION:**

Initiation. Approve or deny the Initiation

**DEPARTMENT RECOMMENDATION:**

Approve the Initiation.

**ADJOURNMENT**